

# MARTIN MASLIN

**DEVELOPMENT AND REFURBISHMENT OPPORTUNITY  
WALTHAM ROAD  
SCARTHO  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN33 2LX**



A unique opportunity to acquire three historic cottages and a parcel of land with Outline Planning Permission for the construction of up to four new dwellings.

Located in the heart of Scartho this 0.73 acre site will appeal to a creative developer/investor who can envisage flexible options to perhaps refurbish and sell the existing cottages or retain them for rental income. The new build houses could equally be considered for sale or let depending upon the buyers vision. The availability of this historic site really is a chance not to miss.

**Offers invited in excess of:  
£600,000**

**VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS**

## THE SITE/COTTAGES

Situated just off Scartho roundabout the area of the site for new build was formerly home to the Scartho Scout Group premises and the permission granted includes authorisation for the demolition of the existing scout buildings. The Outline Planning Permission, granted on appeal, shows an illustrative layout of four houses in a semi detached/terrace format each with two vehicle parking spaces. Due to the Permission being Outline only, it will be the buyers responsibility to commission detailed designs, obtain full planning approval, apply for Building Regulation approval etc following the purchase.

The existing cottages, believed to originate from 1911, form part of the Scartho Conservation Area and are positioned overlooking Scartho Roundabout. The delightful historic homes have been rental properties and are fitted out accordingly. Each offers scope and potential for updating, refurbishment and possible enlargement subject to obtaining the necessary consents. There are garages at the rear plus additional outbuildings. The brief specification details for each cottage are as follows:-

### NO.2

Entrance Hall

Lounge: 12'5" x 13'10"

Kitchen: 12'5" x 8'0" with black painted units

Rear Annex: 14'0" x 6'10"

Bathroom: (ground floor) 10'0" x 4'5" with a white suite

Three first floor bedrooms: 12'4" x 9'10", 12'4" x 11'13" max and 11'5" x 8'9"

Outside: Brick outbuilding

### NO.4

Entrance Hall

Lounge: 12'3" x 13'10"

Kitchen: 12'4" x 7'10" with worktops and sink

Lean to Annex: 11'10" x 5'7"

Bathroom: (ground floor) 10'0" x 4'5" with a white suite

Three first floor bedrooms: 12'4" x 9'10", 12'4" x 9'10" max and 11'4" x 9'0"

Outside: Large brick outbuilding

### NO.6

Entrance Hall

Lounge: 12'5" x 13'10"

Kitchen: 12'7" x 7'0"

Bathroom: (ground floor) 10'0" x 4'5" with a white suite

Three first floor bedrooms: 12'6" x 10'0", 12'2" x 10'0" max and 11'4" x 8'9"

Outside: Wash house, coal house and store

## LOCATION

The village of Scartho provides an excellent range of facilities including a variety of retailers, hot food takeaways, a health centre, a popular bar and a well regarded Public House, The Rose and Crown. The Diana Princess of Wales Hospital is close by and regular buses serve the general area.

## INFORMATION PACK

Prospective purchasers should review the information pack prior to making an offer.

## PLANNING PERMISSION

A hybrid application for Full Planning Permission to demolish existing buildings and for Outline Planning Permission for the erection of up to four dwellings was granted on appeal on 3rd February 2025. The original application, the appeal decision letter and all accompanying documents can be seen on the North East Lincolnshire Planning website using Reference DM/0942/23/FUL. The existing cottages are not covered by the Planning Application as these are, of course, existing dwellings positioned adjacent to the application site which itself extends to around 0.19 hectares.

## TENURE

The two elements of the site (ie the former Scout Hut grounds and the cottages) are held under separate Titles at the Land Registry, the Scout Hut being HS365215 and the cottages being HS361219. The whole site is being offered for sale as one entity and the tenure is understood to be Freehold. All cottages are vacant.

## SERVICES

Mains, gas, water, electricity and drainage are believed to be already connected to the existing properties and/or available to the development site. It will be the purchasers responsibility to establish the availability of all required services prior to their commitment to purchase.

The whole site will be sold on an 'as seen' basis and it will be the purchasers responsibility to demolish the existing Scout Hut premises prior to any development and/or construction commences.

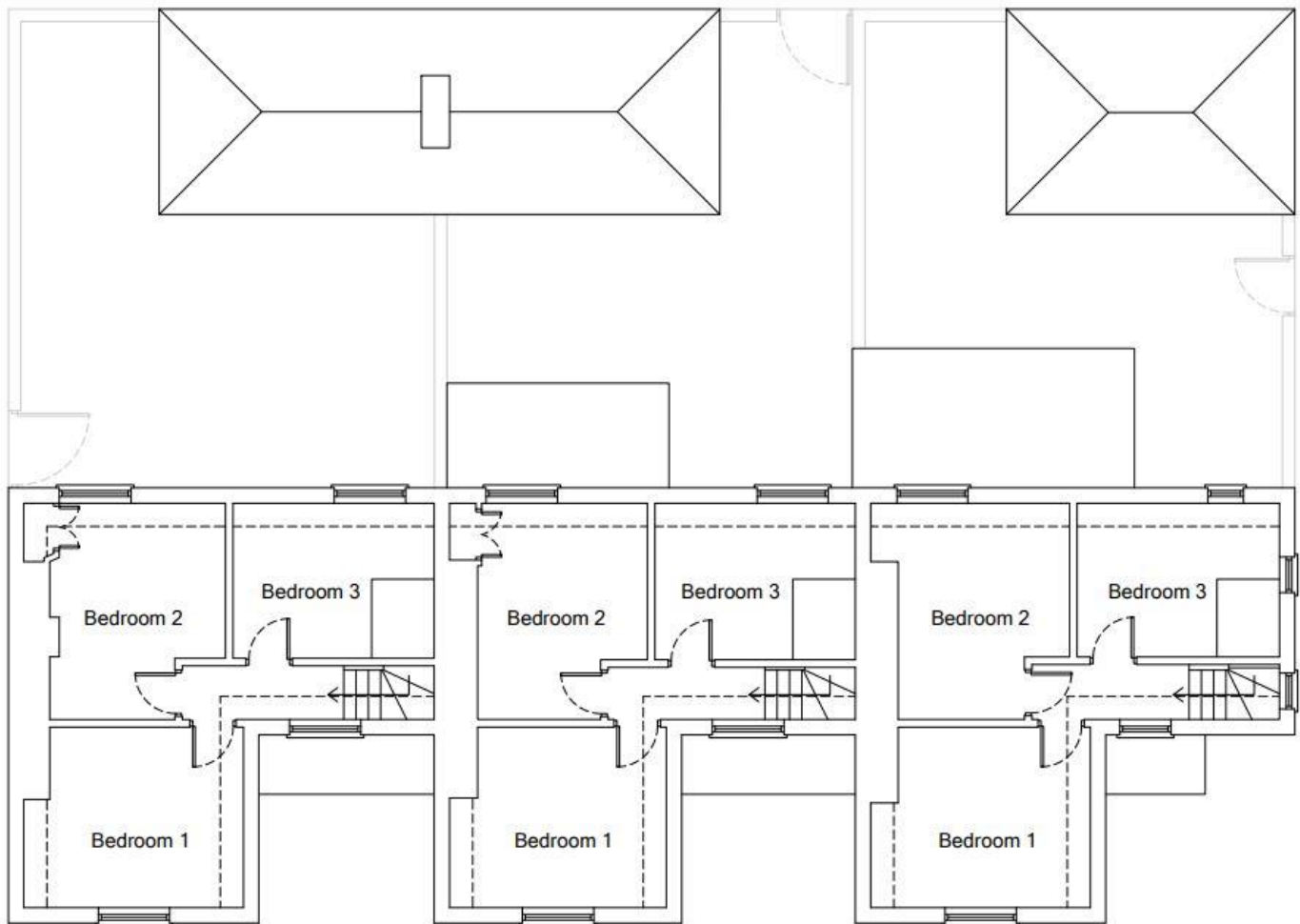
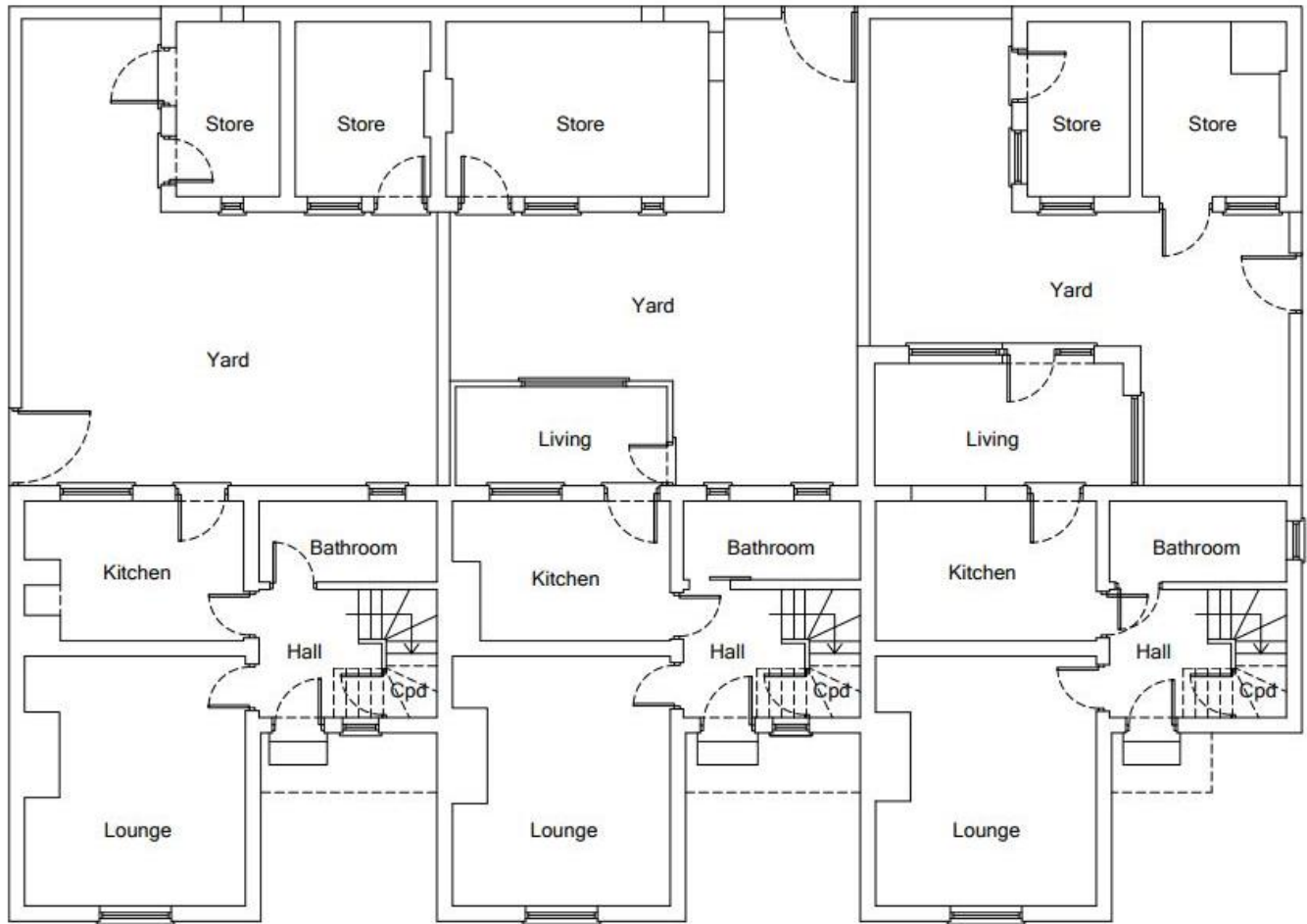
## PURCHASE PROCEDURE

Prospective purchasers are invited to submit their bids in excess of £600,000 in writing (or by email) for consideration by the vendors. The following information must be provided please within the written offer:-

1. Name and address of prospective purchaser.
2. The amount offered - this must be for an exact amount and not calculable by reference to other bids.
3. Explanation of funding procedure e.g cash buyer, mortgage or loan raised against other assets.
4. Whether the purchase is linked to the successful sale of any other property, and if so, the progress of the linked sale.
5. Details of which Solicitors will represent the purchasers.
6. Any conditions attached to the offer such as the requirement to obtain an alternative planning permission before payment in full of the amount offered. Please note that such conditional bids will generally be looked on less favourably than unconditional bids.

## VIEWING

By appointment with the Agents on Grimsby 311000. A walkthrough video with commentary showing the development site and one of the cottages interior can be viewed on Rightmove and our Martin Maslin website.





Former Scout hut and 2, 4 & 6 Waltham Road, Grimsby



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**SERVICES:** The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

**DISCLAIMER:** Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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